

TOWN OF HERNDON

Enriching the Quality of Life and Promoting a Sense of Community



NEWS RELEASE

FOR IMMEDIATE RELEASE

Press Contact: Anne Curtis
703/435-6800 X2010
anne.curtis@herndon-va.gov

**HERNDON TOWN COUNCIL CONSIDERS LETTER OF INTENT
FOR POTENTIAL CONTRACT WITH JPI DEVELOPMENT SERVICES LP**
*Downtown Development Project to Include Parking Structure, Arts Center,
Enhanced Open Spaces*

Herndon, VA (August 8, 2007) – At its work session this evening, the Herndon Town Council was briefed by Town staff on a proposed resolution authorizing Mayor Stephen J. DeBenedittis to sign a Letter of Intent (LOI) regarding downtown development and containing concepts for a potential contract between the Town and JPI Development Services LP.

The downtown development project outlined by JPI in the LOI encompasses 8.5 acres of land, bordering Elden, Locust, Spring, Station, Center and Vine Streets as well as the W&OD Trail. Existing parking areas, buildings and vacant land would be redeveloped with commercial, residential and public uses, to include a parking structure, an arts center and public open space adjoining the W&OD Trail and the Herndon Town Green.

In addition to several parcels under private ownership, the project area includes approximately 4.9 acres owned by the Town.

As outlined in the LOI, the Town's property would be exchanged for the complete construction by JPI of public facilities to include 300 dedicated structured parking spaces, an arts center of approximately 12,000 square feet and including a 250-seat theatre, redesigned

open green spaces and W&OD Trail and streetscape improvements. Stormwater management facilities and various utilities, to include the undergrounding of overhead wires, are also proposed as terms of the exchange. The extent of the undergrounding will be determined through contract negotiations and a forthcoming feasibility study.

The private ownership area of the project encompasses land not included in prior downtown development proposals, including land owned by Ashwell LLC as well as parcels on the block bounded by Elden, Spring, Locust and Center streets. Private sector development proposed by JPI includes 60,000 to 80,000 square feet of retail and commercial use. The project also specifies 550 to 600 residential units across four blocks of land in three-, four- and five-story building configurations. All of the parking for the project will be in enclosed structures.

If approved and dependent on the timing of additional public hearings and approvals, JPI estimates that project construction could begin in 2010.

Reacting to the briefing, DeBenedittis called the LOI “the first step in an extended process that will incorporate public input throughout. Public hearings will be conducted relative to consideration of a contract, the significant rezoning that would be required, the development of site plans and other related actions.”

DeBenedittis underscored the complexity of the zoning process that the project would entail. “If this project moves forward, the Town will work carefully and diligently to ensure that infrastructure needs are addressed, impact to adjacent properties is minimized and the overall character of the project conforms to the historic and cultural image of Herndon’s downtown.

“Ultimately, this LOI has the potential to bring to fruition many years of planning and land assembly by the Town,” DeBenedittis added. “Through this proposal, the Town would

eventually be in a position to receive ‘turn-key’ public facilities that far exceed the value of our investments in downtown land acquisition.”

Staff has recommended approval of the resolution authorizing the Mayor to sign the LOI. DeBenedittis and the Town Council are expected to vote on the resolution at the August 14, 2007, public meeting.

The Town of Herndon was incorporated by the General Assembly of the Commonwealth of Virginia on January 14, 1879. Located in western Fairfax County, Herndon is the 3rd largest town in the Commonwealth and is home to more than 23,000 citizens. Businesses located within the Town of Herndon, which range from high tech enterprises to entrepreneurially-owned establishments, employ approximately 23,500 people. In 2006, Herndon was named one of the “best affordable suburbs” in the nation by *Business Week* Magazine.

For more information, visit the Town’s website at www.herndon-va.gov.

###